

TOWN OF TRAPPE
PLANNING COMMISSION MEETING

October 19, 2021

Meeting – 6:00 pm

The meeting was called to order at 6:00 pm by Chairman Edgar Harrison. Planning Commission members: Bobby Quidas, Ben Diefenderfer, Scott Metje, and Brian Schmidt were present. Other attendees for the Town: Town Administrator Erin Braband, Zoning Administrator Haley Grinnell, and Town Attorney Lyndsey Ryan. Public attendees: Don English, Brian Hause, and Zach Smith.

Review of Minutes

The minutes from the September 21, 2021 meeting were approved with one correction. Chairman Harrison stated the height of the houses proposed on Mr. Schuman's concept plan was preferred to be one and a half (1 ½) stories but two (2) stories were the max.

Old Business

No old business to discuss.

New Business

Brian Hause Subdivision- Concept Plan

Zach Smith presented a concept plan for the Industrial District in the town currently owned by Brian Hause. Mr. Smith stated that Mr. Hause would like to subdivide the land into eleven lots ranging in sizes. Mr. Smith also stated that lots number two and number eleven are not in Town limits and asked the Planning Commission if they would consider annexing the land for those proposed lots. Chairman Harrison stated that Peter Johnston reviewed the plans and sees no reason why it could not be subdivided. Attorney Ryan stated that Peter Johnston's other recommendations includes: Mr. Hause eliminating lots two and eleven and pursuing a parallel subdivision application with Talbot County, or annexing lots two and eleven into the Town. Mr. Smith stated that Mr. Hause would like to annex the two lots into the town. Chairman Harrison stated that if the Town annexed the property to Rt. 565 it would create an enclave in the town. Attorney Ryan stated that she agreed with Chairman Harrison but it could be done and Mr. Hause would have to agree to indemnify the Town should an issue arise. Mr. Smith stated that they would like to be connected to the Town's water and sewer. Chairman Harrison stated that the Town has reserved capacity that is set aside for infill development and would be able to accommodate the additional 10 EDUs. Mr. Hause would be responsible for the extending the water and sewer lines at his expense and purchasing the additional 10 EDUs. The Planning Commission discussed the road

that is being proposed and expressed their interest in it being owned and maintained by the HOA, not the Town. Chairman Harrison recommended that Mr. Hause and Mr. Smith read the Town's Zoning Ordinance for the Industrial Zone to see what is and is not permitted as they plan out what they would like too there. Mr. Smith stated that he will discuss these matters further with Mr. Hause and will contact Attorney Ryan should they like to continue.

Staff Items

Chairman Harrison recommended that the Planning Commission review the Zoning Ordinance and make the necessary changes to simplify it. Chairman Harrison stated that he would like to see a master chart that would have all of the different zoning districts listed and what is permitted, what is not permitted and what could be permitted by special exception. Chairman Harrison stated that the proposed changes would be text amendments and they would have to be approved by the Town Council prior to adoption. The Planning Commission members will begin reviewing Section 1 of the Zoning Ordinance and discuss at their next meeting.

Adjourn

With no other business to discuss, the meeting was adjourned at 7:20 pm.

Respectfully submitted,

Haley Grinnell

Zoning Administrator